

"Approved by the City Council/Redevelopment Agency Board on March 14, 2007."

**CITY COUNCIL/REDEVELOPMENT AGENCY  
MINUTES OF AN ADJOURNED REGULAR MEETING**

**WESTMINSTER, CALIFORNIA  
February 13, 2007**

The City Council/Agency Board of the City of Westminster, California convened on February 13, 2007 at 6:05 p.m. in an Adjourned Regular Meeting in the Council Chamber, 8200 Westminster Boulevard, Westminster, California.

**6:00 P.M.**

**ROLL CALL:**

**PRESENT:** RICE, FRY, QUACH, TA  
**ABSENT:** MARSH

**SALUTE TO FLAG:** Council Member Ta

**ORAL COMMUNICATIONS**

Judy Ahrens, resident of Westminster, reported on a skateboarder that had fallen at Bolsa Chica Park and requested that there be more surveillance at the Park.

Mayor Rice responded that the Interim City Manager would follow-up on her concern.

**1. (City/Agency) Westminster Redevelopment Agency History, Redevelopment Overview, Potential Plan Amendments, and Affordable Housing (902-02)**

Director of Community Development/Assistant Executive Director Don Anderson began the PowerPoint Presentation, explaining that the purpose of the workshop is to provide an overview of Redevelopment, Agency history, potential amendments, affordable housing, housing element and housing strategy.

Felice Acosta, Vice President with Rosenow-Spevacek Group, presented an overview of redevelopment.

Mr. Anderson followed up with an overview of the Agency's history and revenue.

Ms. Acosta spoke regarding Potential Redevelopment Plan Amendments, AB 1045, AB 1096, and SB211.

Housing Manager Kathy Johnston gave an overview on affordable housing in the City. She said that the Agency will be receiving approximately \$7 million for housing set-aside; the Agency currently has \$15 million. She explained that unspent monies over the last four years could cause a problem with excess surplus. Ms. Johnston spoke in regards to a residential development proposal from AMCAL Multi-Housing, Inc. for a proposed commercial office site into a 40 unit residential complex, at 280 Hospital Circle. This would assist the Agency in expending excess surplus funds or the current \$15 million in meeting the future inclusionary requirements.

Planning Director Art Bashmakian explained what the housing element is and the housing element program.

Ms. Acosta addressed the City and Agency Affordable Housing Requirements and the need for a housing strategy. She said that there is currently no strategy in place on how to use it productively with housing activities.

Mayor/Chair Rice asked if the City/Agency could work with the County on housing projects. Ms. Acosta responded that \$15 million could be spent rapidly on a specific project. The County does have funds and issues Requests for Projects. One of the elements to explore in the strategy would be how best to work with the County to develop housing. In response to Mayor/Chair Rice, Ms. Acosta said that funds could be used on the County's homeless projects.

In response to concerns raised by Council/Agency Member Fry, Ms. Acosta explained that the inclusionary unit responsibility in the City of Westminster is very low. The need is to plan for the best use of monies. She explained that a portion probably will be new housing for low and moderate income families, or persons or seniors. A portion may be devoted to housing rehabilitation, both for rental and new units. Another part of the strategy is what is acceptable to the community.

Council/Agency Member Fry expressed concerns with the building of new units.

Deputy City Attorney Kim Barlow suggested a number of options be considered in putting the strategy plan together that would allow rehabilitation of some of the commercial and industrial zones, without cannibalizing them into residential, but allowing the addition of residential, i.e. mixed use, live-work kind of things that are preserving to some extent, the industrial and commercial use and underlying zoning, while still allowing the addition of some of these kinds of living units.

In response to Council/Agency Member Quach, Mr. Anderson said if specific funds are identified as being with the Agency too long, the funds would go to the Orange County Housing Authority, and could be spent anywhere in the County. He explained that 20% of the funds have to go into some type of housing, i.e. first time homebuyer in an option for the 20% set-aside. Mr. Anderson said that staff will come back with a housing strategy for consideration, and will further study the SB211 options.

Deputy City Attorney Barlow explained if the City and Agency do not comply with the RHNA Requirements, or make a good faith effort to comply, the City could be sued for failure to comply with moving forward with providing this type of housing. She explained that there are two separate requirements, City and Agency, with overlapping goals.

Vivian Kirkpatrick-Pilger, resident of Westminster, spoke in regards to the 20% Housing Set-Aside Funds. She asked if a house is currently listed as blighted

and the Agency gives the person money to fix the house, does it then have to stay as an affordable house for 45 years, to which Mr. Anderson responded yes.

Ms. Kirkpatrick-Pilger expressed concern that there would be a lot of low-income level housing at the end of the Redevelopment Agency period. She asked how the City will get its tax base back, once the Redevelopment Agency ends.

Ms. Acosta said that she doesn't believe this will be the situation, as the gap between what is an affordable to a moderate, low or very low person is a huge amount of money. The \$15 million, depending upon how it is spent, will not result in that many units. In terms of the amount of funds available, the strategy can look to the end of the plan to see what the potential is available, and how spending the monies can be accommodated, and still provide a mix of housing in the community that is not over weighted by affordable low and moderate income housing.

Ms. Kirkpatrick-Pilger asked how much tax will be realized from low-income housing at the end of the Agency period, as this is a real concern to the City that she would like to see addressed. She spoke relative to CDBG monies that Gloria Reyes had recently asked for to develop houses on Wyoming, and asked if the monies could be used instead of CDBG monies.

Mayor/Chair Rice stated that the City needs to look at using CDBG monies on projects in the City.

Judy Ahrens, resident of Westminster, asked what the income level is to qualify for moderate and low-moderate housing. She expressed concern with low income housing in the City.

Ms. Acosta responded that someone that earns 120% of the median income for the County is a moderate income person. In Orange County, the median income is above \$50,000 for a family of four. A low income household is at the 80% of median level, and very low is at 50% of median.


Owen Eames, resident of Westminster, asked about the 645 units in the above moderate income noted on page 18 of the PowerPoint presentation. Ms. Acosta explained that the units will help on the City side with the housing element.

Mayor/Chair Rice asked if any of the monies can be used for Chamber of Commerce building. Mr. Anderson responded that he has been corresponding with Steve Dietsch, the attorney that worked with the City on the Infrastructure Revitalization Plan. It appears, at this point, that the Agency could assist with the construction of the building and then the building could be leased to the Chamber of Commerce. Mr. Anderson said he would have more information on this in the next few weeks. He clarified that this would be out of the 80% of redevelopment monies, and not the 20% set-aside.

Ray Silver, Economic Development Consultant, explained that staff will come back with the processing for the amendments for AB1045 and AB1096, which will add three more years to the Plan where debt can be collected. The development of a Request for Proposals (RFP) will go to qualified firms to prepare the housing strategy, and will come before Council in April or May to award the contract. He said staff will come back in two weeks with a proposal for the housing project described by Housing Manager, Kathy Johnston, and on the use of funds for the Chamber of Commerce building.

**2. MATTERS FROM CITY COUNCIL/AGENCY MEMBERS - None**

**3. COUNCIL/AGENCY ADJOURNMENT:** At 7:10 p.m., Mayor/Chair Rice adjourned the meeting.

  
Marian Contreras, City Clerk/  
Agency Secretary